

## STATEMENT OF THE APPLICANT

### 1. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of Colleen Eubanks, the owner of the property located at 133 U St. NE, Lot 186 in Square 3535 (the "property") in support of her application for:

- Area variance from (§403) to add a 3<sup>rd</sup> story pop-up to a Flat that exceeds the maximum allowable lot occupancy requirements in R-4, § 3103-2.

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### 2. BACKGROUND

#### A. Description Of Existing Property

The property at 133 U St. NE, Lot 186 in Square 3535 has an area of 1,220 square feet and a width of 16 feet ~~along U Street~~ NE. The property is not located in a Historic District, and the building on the property is not listed on the D.C Inventory of Historic Sites. The Property is presently improved with a 2- story and a cellar row dwelling and a garage located at the rear. The current use of the row dwelling is Flat (2- dwelling units)

#### B. Description Of Proposed Project

As shown in the architectural plans, the Applicant proposes to build a third story pop-up on the exact footprint of the existing 2 story row dwelling (front porch excluded) and a deck on existing garage located at the rear of the house.

- The lot occupancy of the proposed building will not increase as a result of the 3<sup>rd</sup> story pop-up or the deck over garage.
- The proposed building height will be 34 feet, which is less than the maximum 35 feet building height allowed in the R4.
- Although the house is not located in a Historic District, the proposed elevation design is in proportion with the scale of the existing row houses. The existing mansard roof will be extended by 5 feet to accommodate a usable third story space while maintaining the row house scale and architectural character.
- No windows are proposed on the west side of the house to allow for a future next-door-neighbor third story pop-up as well.
- The proposed pop-up will be used as an expansion to the Applicant's living space. The use of the property will remain as Flat.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19191  
EXHIBIT NO.9

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District of Columbia  
CASE NO.19191  
EXHIBIT NO.31